MINUTES OF MEETING
LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday**, **September 15, 2025** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Brenda VanSickle	Chairperson
Mike Costello	Vice Chairman
Steve Realmuto	Assistant Secretary
Debby Landgrebe	Assistant Secretary
Greg Ulrich	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director

The following is a summary of the discussions and actions taken at the September 15, 2025 Lake Ashton Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:10 a.m., called roll, took a moment of silence and recited the pledge of allegiance. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Approval of Meeting Agenda**

Ms. VanSickle asked for approval of the meeting agenda if there were no additions or changes.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Meeting Agenda, was approved 5-0.

THIRD ORDER OF BUSINESS **Public Comments on Specific Items on the Agenda *(the District Manager will read any questions or comments received from members of the public in advance of the meeting)***

Ms. VanSickle opened the public comment period.

Mariane Zak (4031 Birkdale Dr.) commented about the ADA compliance and access issue and potential fines the CDD and Board members could incur over this issue. She noted the HFC is in compliance with the ADA; and it will not be difficult for the clubhouse to be in compliance.

FOURTH ORDER OF BUSINESS **Consideration of Minutes from the August 18, 2025 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the August 18, 2025 Board of Supervisors meeting and asked for any comments, corrections, or change. The Board had no changes.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Minutes from the August 18, 2025 Board of Supervisors Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS **Engineering Report**

Mr. Posten noted the City of Lake Wales repair on Turnberry from the previous water leak is scheduled for September 25th and 26th, he noted he would be at the District to supervise that work. He noted the entrance bridge erosion project was completed. The Pond 18 flume, he noted he has requested quotes for that.

Mr. Posten noted he provided three quotes for restriping the ADA spaces as discussed at the previous meeting. The J and M Pavement Inc. quote totaled $1,750. The 1-800 Striper proposal totaled $862.98. The AAA Top Quality Asphalt quote totaled $1,850. Board discussion ensued over the differences in the proposals. Mr. Posten confirmed that while he only had previous experience with the most expensive proposer, he felt confident the two lower priced proposers would be able to handle the project.

On MOTION by Mr. Ulrich, seconded by Ms. VanSickle, with all in favor, the 1-800 Striper Proposal totaling $862.98, was approved 5-0.

Mr. Posten reviewed the erosion issue at 3620 Blackmore Lane. Mr. Posten's suggestion is to fill in the area and some kind of reinforcement needs to be placed on top of it.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Noticing Community that No Improvements are Allowed on CDD Property, was approved 5-0.

Ms. VanSickle stated that she felt the pop-up drain, emitter, landscaping, and hardscaping should be removed from CDD property. Ms. VanSickle motioned for 3620 Blackmore Lane to remove those items from CDD property. Mr. Realmuto cautioned that could lead to a legal battle with the resident. There was no second to the motion and the motion failed due to lack of a second.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with Mr. Costello, Mr. Ulrich, Ms. Landgrebe, and Mr. Realmuto in favor and Ms. VanSickle opposed, 3620 Blackmore Lane Draft Agreement with Homeowner Responsible for Maintaining and Remediating any issues, was approved 4-1.

Mr. Lazarovich noted that the motion would be subject to the homeowner agreeing to that agreement, and if they do not agree to enter into an agreement with the CDD, then it would come back to the Board for further discussion. Ms. Wells stated at the last meeting the Board directed staff to send engineering expenses to the homeowner; she asked if the Board wanted her to send attorney expenses that will be incurred. The Board consensus was yes, attorney expenses should be sent to the homeowner.

SIXTH ORDER OF BUSINESS **Old Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **New Business**

A. Discussion Regarding Letter Received from CDD II Regarding Golf Course Lease Revisions *(requested by Supervisor Costello)*

Mr. Costello reviewed the letter the CDD received from Lake Ashton II CDD regarding the golf course irrigation system cost. Mr. Costello reminded the Board that when they received the appraisal for the golf course years ago, in the appraisal it stated in 5 to 7 years the irrigation system was going to become a problem. He stated that the CDD II has not budgeted for this item and neither has Lake Ashton CDD. He felt that it was not Lake Ashton's responsibility and suggested sending a letter to CDD II informing them that Lake Ashton is not interested in renegotiating the agreement.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with Mr. Costello, Ms. VanSickle, Ms. Landgrebe, and Mr. Realmuto in favor and Mr. Ulrich opposed, Sending a Response Letter to Lake Ashton II CDD Informing them Lake Ashton CDD is not Interested in Renegotiating the Agreement, was approved 4-1.

B. Consideration of Joint Amenity Facilities Policies *(requested by Supervisor Ulrich)*

Mr. Ulrich presented the joint amenity policies and opened up discussion amongst the Board members. Mr. Realmuto and Ms. VanSickle had minor comments, and Mr. Ulrich noted those changes would be incorporated.

C. Review of Proposals Received for Aquatic Maintenance Services *(due Friday, September 12, 2025 @ 12:00 PM EST)(to be provided under separate cover)*

Mr. Fisher reviewed the proposals received for Aquatic Maintenance services. He received proposals from Applied Aquatics, Aquatic Weed Management, and Solitude Lake Management. Board discussion ensued on cost differences and Mr. Fisher discussed his first impressions with the companies and their proposals.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Applied Aquatics Proposal for Monthly Wetland Maintenance and the Solitude Lake Management Proposals for Aquatic Maintenance for Quarterly and Semi-Annual treatment, were approved 5-0.

EIGHTH ORDER OF BUSINESS **Monthly Reports**

A. Attorney

Mr. Lazarovich noted at last month's Board Meeting, the Board approved a renewal proposal with Securitas for security services. He stated that based on review of the current contracts and some of the issues that have transpired with services, he proposed amending that motion instead of renewing the yearly agreement to do a probationary 90- or 120-day agreement while putting Securitas on notice of the current issues with services.

On MOTION by Mr. Ulrich, seconded by Ms. VanSickle, with all in favor, Amending the Securitas Renewal to 90 days, was approved.

B. Lake Ashton Community Director

Ms. Wells reviewed Community Director Report which was included in the agenda package for Board review. The Board discussed the late restaurant lease payments.

C. Operations Manager

Mr. Fisher presented the Operations Manger's Report which was included in the agenda package for Board review.

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the monthly landscaping checklist.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher presented the monthly aquatic maintenance checklist. Mr. Fisher noted that they had a large fish kill along the pond near Hole 10. Applied Aquatic stated it was a summertime fish kill due to low dissolved oxygen in the water. The well replacement project is still be reviewed, Mr. Fisher continues to work to get more options.

D. District Manager's Report

Ms. Burns noted that the new fiscal year would start on October 1st.

NINTH ORDER OF BUSINESS **Financial Reports**

A. Combined Balance Sheets

B. Capital Projects Reserve Fund

C. Statement of Revenues, Expenditures, and Changes in Fund Balance

Ms. Burns reviewed the financial reports and noted that the new fiscal year would start on October 1st.

D. Approval of Check Run Summary

Ms. VanSickle asked for approval of the check run summary. Mr. Realmuto addressed the large amount that was recognized in the special events line item; he noted that had to do with when the CDD received the revenue from the entertainment series.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, the Check Run Summary, was approved.

TENTH ORDER OF BUSINESS **Public Comments**

Al Cooney (4303 Ashton Club Drive) commented about security at the gym. He stated that he couldn't get in the gym and someone who was in the gym had to let him in. The Board noted that they were working on addressing that issue and apologized that the doors were down for so long.

Jack VanSickle (4016 Ashton Club Drive) expressed concern about the conversation regarding Blackmore Lane, he noted that if the screened in room is inches away from the property line that it would have never been approved by the City of Lake Wales and it cannot be an approved amenity. The Board noted that they were looking at pictures from the engineer and not exact measurements.

Paul Sullivan (4081 Dunmore) stated the increase in Bingo fees was to cover the replacement of equipment in the future since their equipment is very old.

Bob Zelazny (Lake Ashton II CDD Board member) stated the Lake Ashton CDD did not give Lake Ashton II CDD any property, the property, all the green space East and West, was purchased by the West. He stated they sold Lake Ashton CDD the green space on the East lest those three holes and the Eagles Nest. He stated the West CDD does have the irrigation system in their budget. He clarified that Lake Ashton II CDD has been discussing irrigation for 2 to 3 years informally and the Lake Ashton CDD had asked Lake Ashton II CDD to send them an official letter so that the Boards could have official dialogue, but today the Lake Ashton Board shut that conversation down.

Mariane Zak (4031 Birkdale Dr.) stated this CDD Board and legal counsel should have been aware of the federal ADA laws prior to putting in the security system. She expressed that she felt the CDD is not protecting the community from unnecessary lawsuits. She stated the Board has a fiduciary duty to represent this community. She stated that they are discriminating against their own homeowners in the community with disabilities. She asked that they put this ADA issue on the next joint meeting agenda. Mr. Realmuto felt the Board had acted in the best interest of Lake Ashton residents and stated they trusted the guidance of their legal team and professional staff.

Daniel Davis (4445 Turnberry Lane) thanked the Board for taking the stance of not renegotiating the lease agreement. He asked what good will it do to put $1,000,000 into a new irrigation system for the golf courses when the golf courses over the last 5 years have lost over $1,000,000? He stated if they can't make the golf courses profitable then there is no sense in putting money into a new irrigation system.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests/Supervisor Open Discussion**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **CLOSED SECURITY DISCUSSION**

The Board entered into a closed security discussion at this time.

THIRTEENTH ORDER OF BUSINESS **Approval of Security Services Request for Proposals Documentation & Published Notice of**

Request for Proposals ***(RFP provided to Supervisors under separate cover)***

Ms. VanSickle asked for a motion to approve the RFP as amended.

> On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Security Services Request for Proposals Documents & Published Notice of Request for Proposals, was approved as amended.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

> On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, the meeting was adjourned.

Signed by:

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Secretary / Assistant Secretary

Chairman / Vice Chairman